

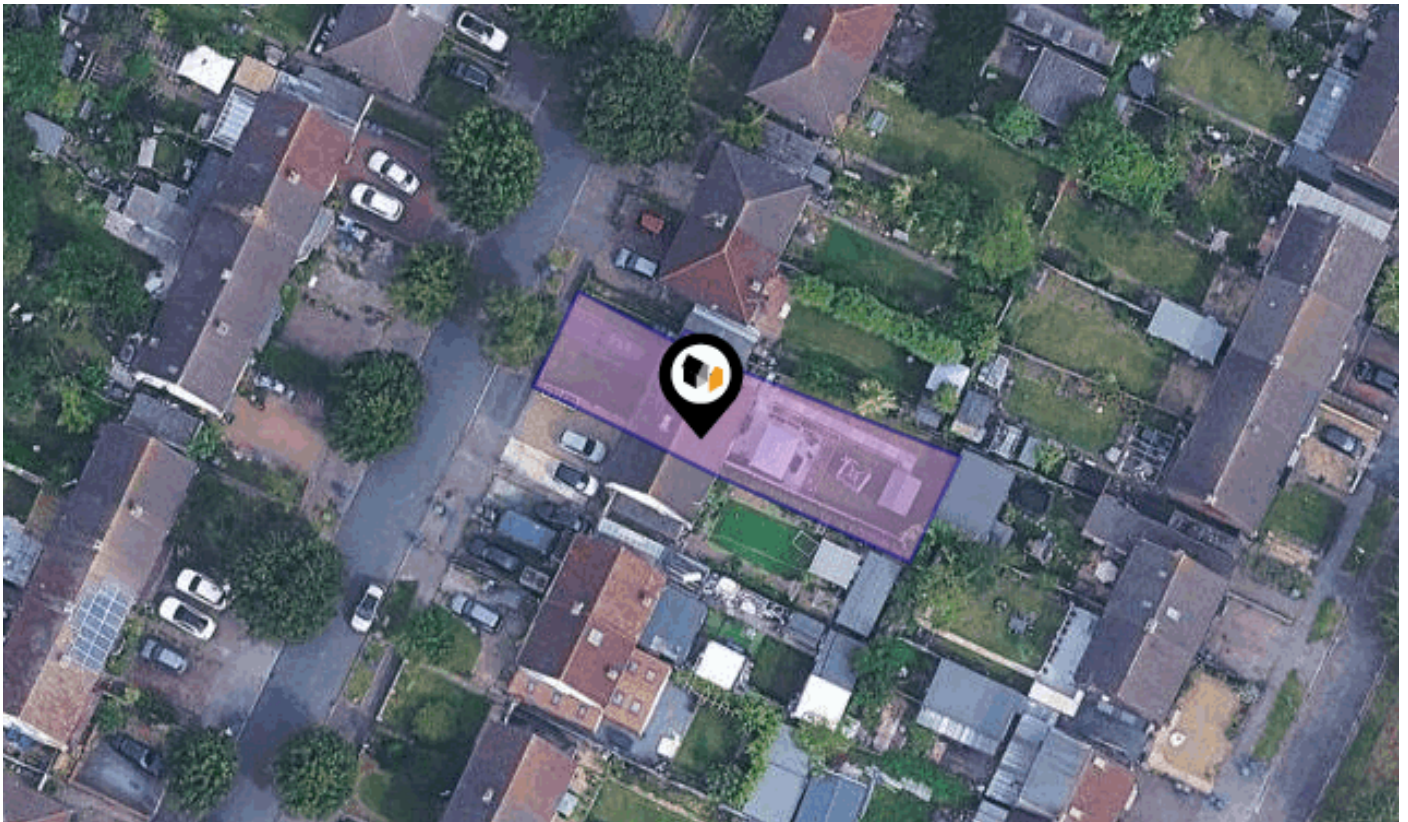


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 26th November 2025



HOWARD ROAD, CAMBRIDGE, CB5

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	904 ft ² / 84 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band C		
Annual Estimate:	£2,094		
Title Number:	CB168941		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	Very low	16	1000
• Surface Water	Very low	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Planning records for: **35 Howard Road Cambridge CB5 8QT**

Reference - C/03/0540	
Decision:	Decided
Date:	22nd May 2003
Description:	Erection of single storey rear extension.

Planning records for: **39 Howard Road Cambridge CB5 8QT**

Reference - C/00/0923	
Decision:	Decided
Date:	22nd September 2000
Description:	Erection of a single storey rear conservatory to dwelling.

Planning records for: **41 Howard Road Cambridge CB5 8QT**

Reference - 20/04390/HFUL	
Decision:	Withdrawn
Date:	27th October 2020
Description:	Loft conversion with rear dormer and rooflights

Reference - 21/00105/HFUL	
Decision:	Decided
Date:	12th January 2021
Description:	Loft conversion with rear dormer and rooflights - Resubmission of 20/04390/HFUL

Planning records for: **53 Howard Road Cambridge CB5 8QT**

Reference - 17/1459/FUL	
Decision:	Decided
Date:	26th September 2017
Description:	Proposed loft conversion with rear dormer and rooflight

Planning records for: **63 Howard Road Cambridge Cambridgeshire CB5 8QT**

Reference - 15/2387/FUL	
Decision:	Decided
Date:	21st December 2015
Description:	Single storey rear extension

Planning records for: **101 Howard Road Cambridge Cambridgeshire CB5 8QT**

Reference - 16/0734/FUL	
Decision:	Decided
Date:	22nd April 2016
Description:	Extension and alterations to existing outbuilding in the garden to create a new one bedroom residential unit.

Planning records for: **103 Howard Road Cambridge Cambridgeshire CB5 8QT**

Reference - 16/2179/FUL	
Decision:	Withdrawn
Date:	14th December 2016
Description:	Erection of 1no. two bedroom dwelling along with cycle parking and associated landscaping

Planning records for: **103 Howard Road Cambridge Cambridgeshire CB5 8QT**

Reference - 17/0542/COND10
Decision: Decided
Date: 25th September 2017
Description: Condition 10 - Materials Samples

Reference - 17/0542/COND7
Decision: Decided
Date: 25th September 2017
Description: Condition 7 - Boundary Treatment

Reference - 17/0542/COND6
Decision: Decided
Date: 25th September 2017
Description: Condition 6 - Hard and Soft Landscaping

Reference - 17/0542/COND11
Decision: Decided
Date: 25th September 2017
Description: Condition 11 - traffic management

Planning records for: **103 Howard Road Cambridge Cambridgeshire CB5 8QT**

Reference - 09/0592/FUL	
Decision:	Decided
Date:	01st July 2009
Description:	Single storey side and rear extension & side and rear roof extension.

Reference - 09/0257/FUL	
Decision:	Decided
Date:	25th March 2009
Description:	Two storey side & rear extension and single storey rear extension.

Reference - 17/0542/FUL	
Decision:	Decided
Date:	31st March 2017
Description:	Erection of 1no. two bedroom dwelling along with cycle parking and associated landscaping

Reference - 10/0804/FUL	
Decision:	Decided
Date:	10th August 2010
Description:	Single storey side and rear extensions.

Planning records for: **105 Howard Road Cambridge Cambridgeshire CB5 8QT**

Reference - 12/0726/CL2PD	
Decision:	Decided
Date:	06th June 2012
Description:	Application for a certificate of lawfulness under Section 192 for amateur music recording studio consisting of single storey flat roofed building in the garden.

Reference - 20/03149/NMA1	
Decision:	Decided
Date:	24th March 2021
Description:	Non material amendment of planning permission 20/03149/HFUL (Single storey rear extension. External wall insulation and render system to the existing solid walls. New roof to outbuilding to extend to cover the passageway between the house and outbuilding. Timber cladding to front elevation of the outbuilding) for a change of window position and sizes to the rear ground floor elevation

Reference - 20/03149/HFUL	
Decision:	Decided
Date:	20th July 2020
Description:	Single storey rear extension. External wall insulation and render system to the existing solid walls. New roof to outbuilding to extend to cover the passageway between the house and outbuilding. Timber cladding to front elevation of the outbuilding

Planning records for: **113 Howard Road Cambridge CB5 8QT**

Reference - C/02/0932	
Decision:	Decided
Date:	27th August 2002
Description:	Erection of single storey outbuilding (in place of existing garage) for use as painting studio and workout space.

Planning records for: **129 Howard Road Cambridge CB5 8QT**

Reference - 21/01289/HFUL	
Decision:	Decided
Date:	21st March 2021
Description:	Single storey side and rear extension following demolition of existing conservatory.

Reference - 21/03036/HFUL	
Decision:	Decided
Date:	28th June 2021
Description:	Single storey side and rear extension

Planning records for: **137 Howard Road Cambridge CB5 8QT**

Reference - 16/1450/FUL	
Decision:	Decided
Date:	25th August 2016
Description:	Part two storey part single storey rear extension and single storey side extension and conversion of the dwelling into a five bedroom HMO following partial demolition of outbuildings (amended description)

Reference - 17/2195/FUL	
Decision:	Decided
Date:	18th December 2017
Description:	Single storey side extension, part single and part two storey rear extension. Attic conversion incorporating hip to dormer, increasing ridge height 300mm.

Planning records for: *95 Howard Road Cambridge CB5 8QT*

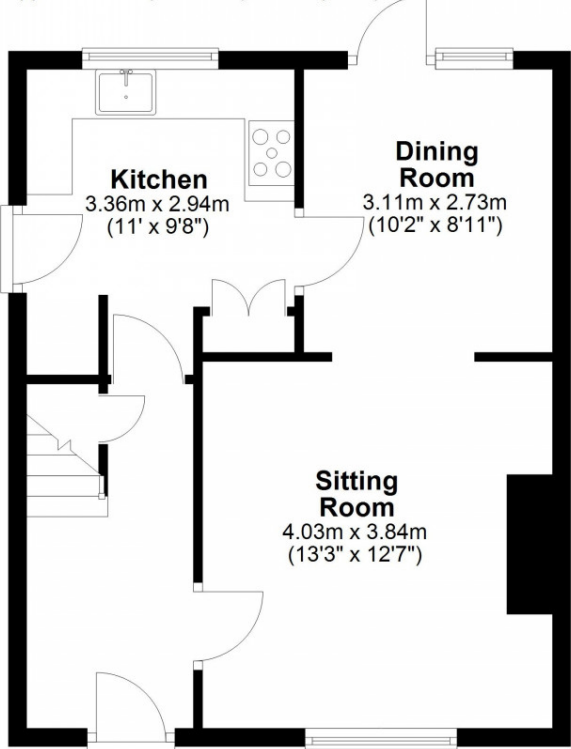
Reference - 21/02056/HFUL	
Decision:	Decided
Date:	04th May 2021
Description:	Single storey rear mono pitch extension.



HOWARD ROAD, CAMBRIDGE, CB5

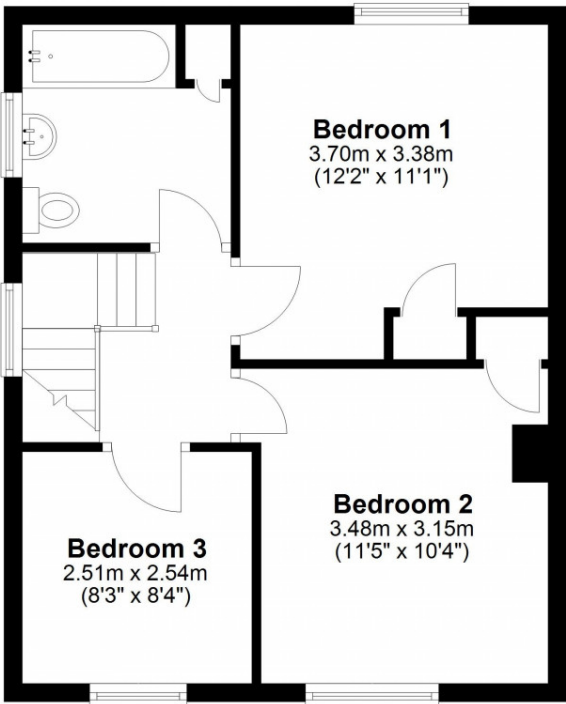
Ground Floor

Approx. 41.8 sq. metres (449.5 sq. feet)



First Floor

Approx. 41.9 sq. metres (450.7 sq. feet)



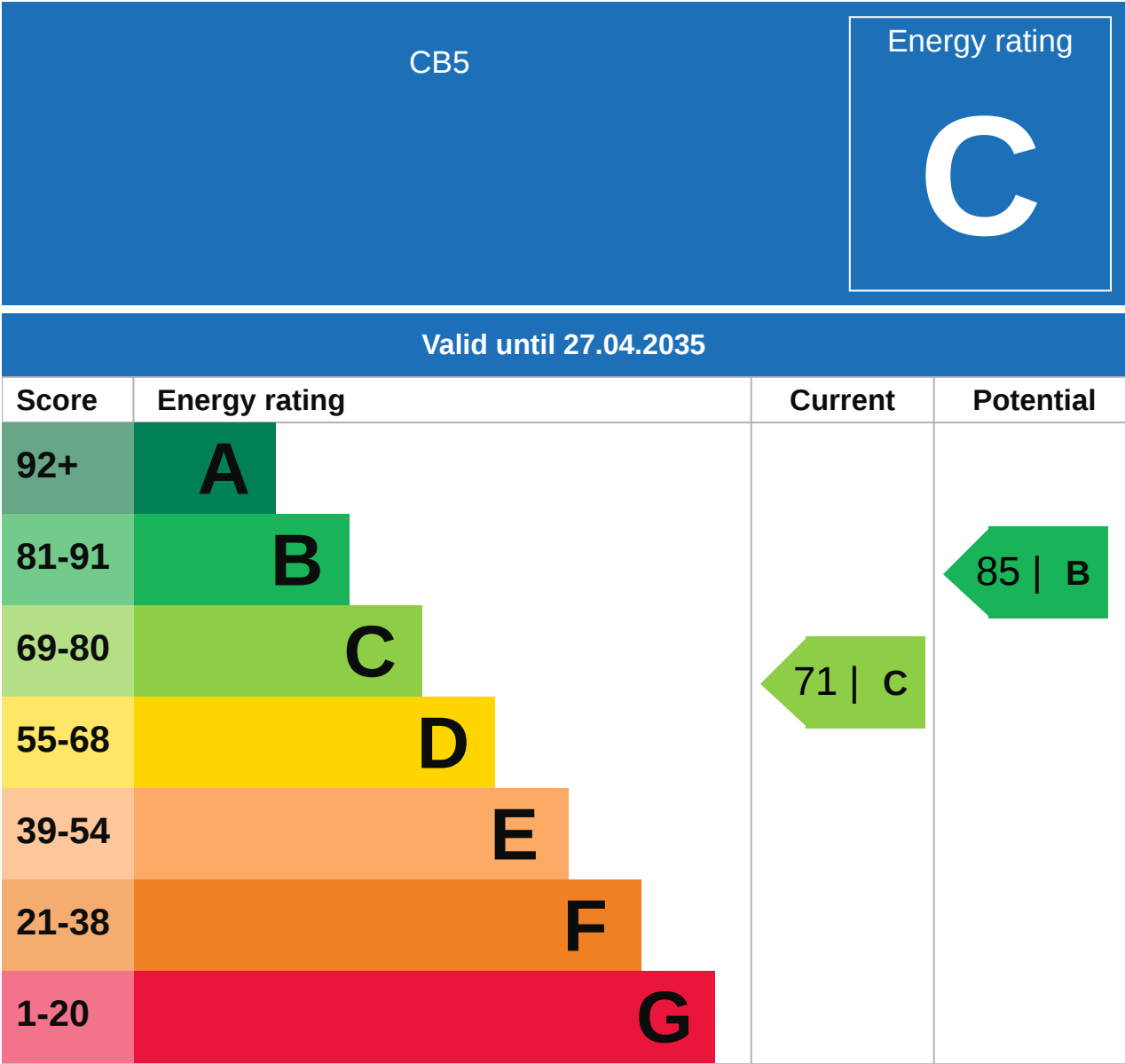
Total area: approx. 83.6 sq. metres (900.2 sq. feet)

Drawings are for guidance only.

Plan produced using PlanUp.

HOWARD ROAD, CAMBRIDGE, CB5





Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	84 m ²

Construction Type

Concrete

Central Heating

Yes



Cooke Curtis & Co

We are small enough that we are able to care for each client personally, but large enough to provide exceptional marketing that achieves the best possible price in the least possible time.

We are a responsible business. We aim to be a low carbon company, to operate ethically and to be valuable members of the Cambridge community.

We are experienced in all aspects of residential property, including sales and lettings, planning, development and buy-to-let.

We are interested in you. We see Estate Agency as being as much about people as property. Our job is to work for you, to help you achieve the best possible outcome in your particular situation.

Testimonial 1



Great service from Cooke Curtis & co. We used them for the sale of our home as they were the agents for a property we wanted to buy. They quickly valued, took photos and put it on the market with viewings soon after. Them handling both sides of the deal was a huge help with one complexity of the epic process of house purchasing removed. The agents were particularly calm, reasonable and responsive by email and telephone. Thanks you!

Testimonial 2



Since purchasing our house from Cooke Curtis and Co in 2017, we knew that if ever we were to sell, it would be with them. Of the various estate agents we asked to value the property, Cooke Curtis and Co were the *only* company that didn't need chasing and returned our calls promptly, and kept us up-to-date on progress of the sale. I have no hesitation in recommending Cooke Curtis and Co, as indeed I have done to friends thinking of selling in the area.

Testimonial 3



Being from Cambridge we have rented, bought and sold through many different estate agents over the years, and I can safely say that Cooke Curtis & Co have been by far the best we have come across. After failing to sell our house with another agent, we made the switch and didn't regret our decision. Cooke Curtis & Co clearly care about their reputation and make sure to look after their clients. We found the team to be trustworthy, professional and reliable.

Testimonial 4



We bought a property sold by Cooke Curtis and Co. They were helpful and responded swiftly to our enquiries. It seems buying a house always takes a long time but I got the impression the estate agents did all they could to speed things along. Very happy.

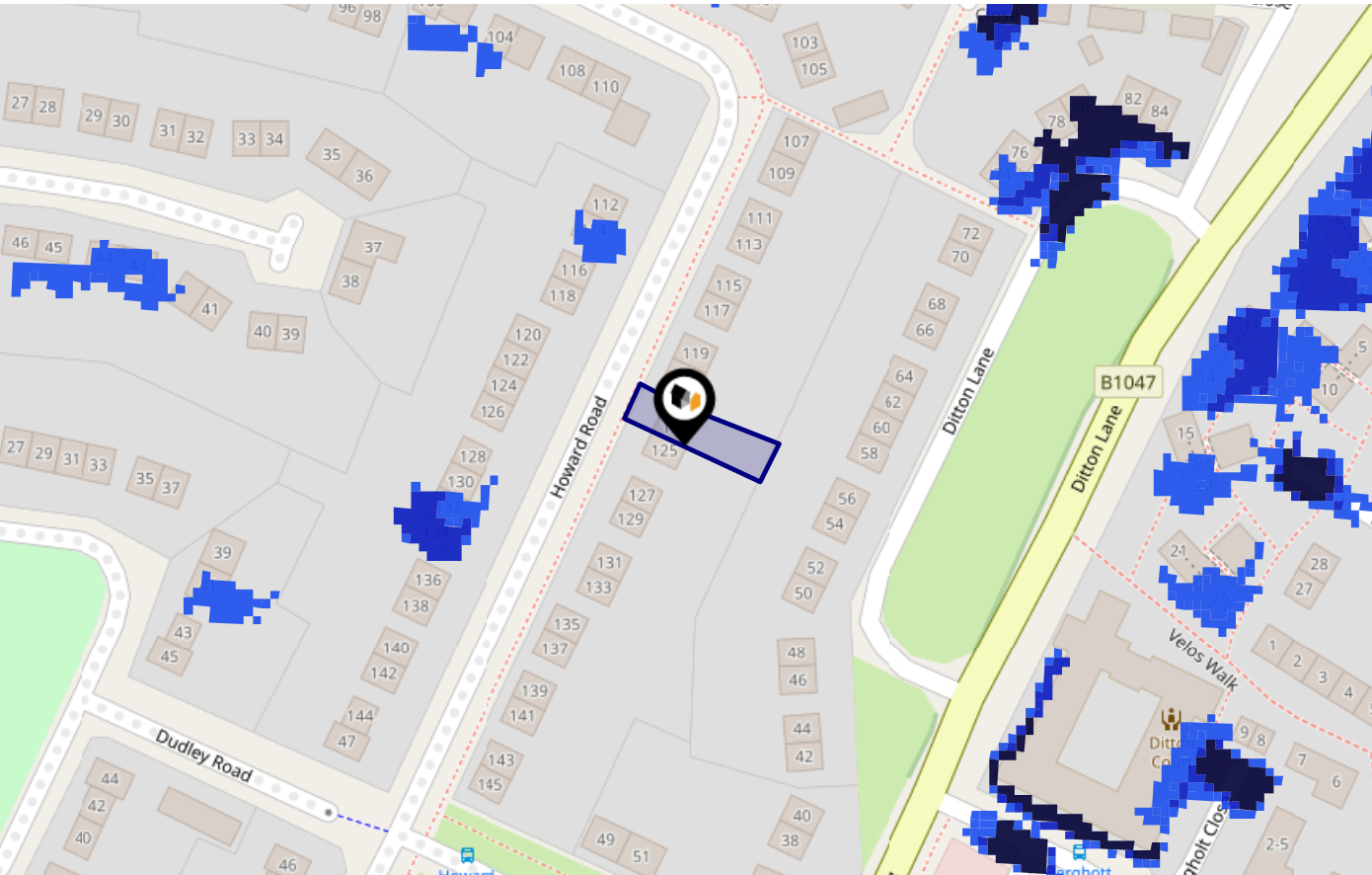


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

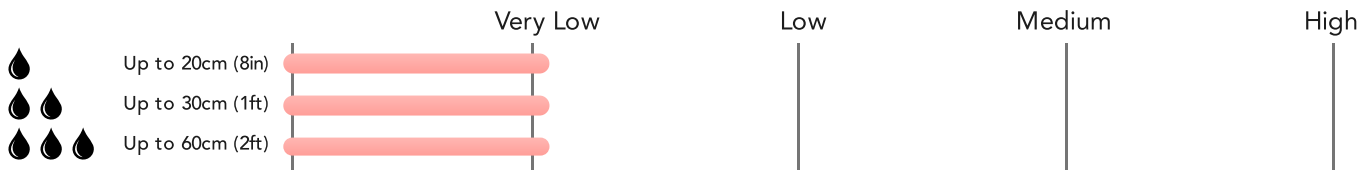


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

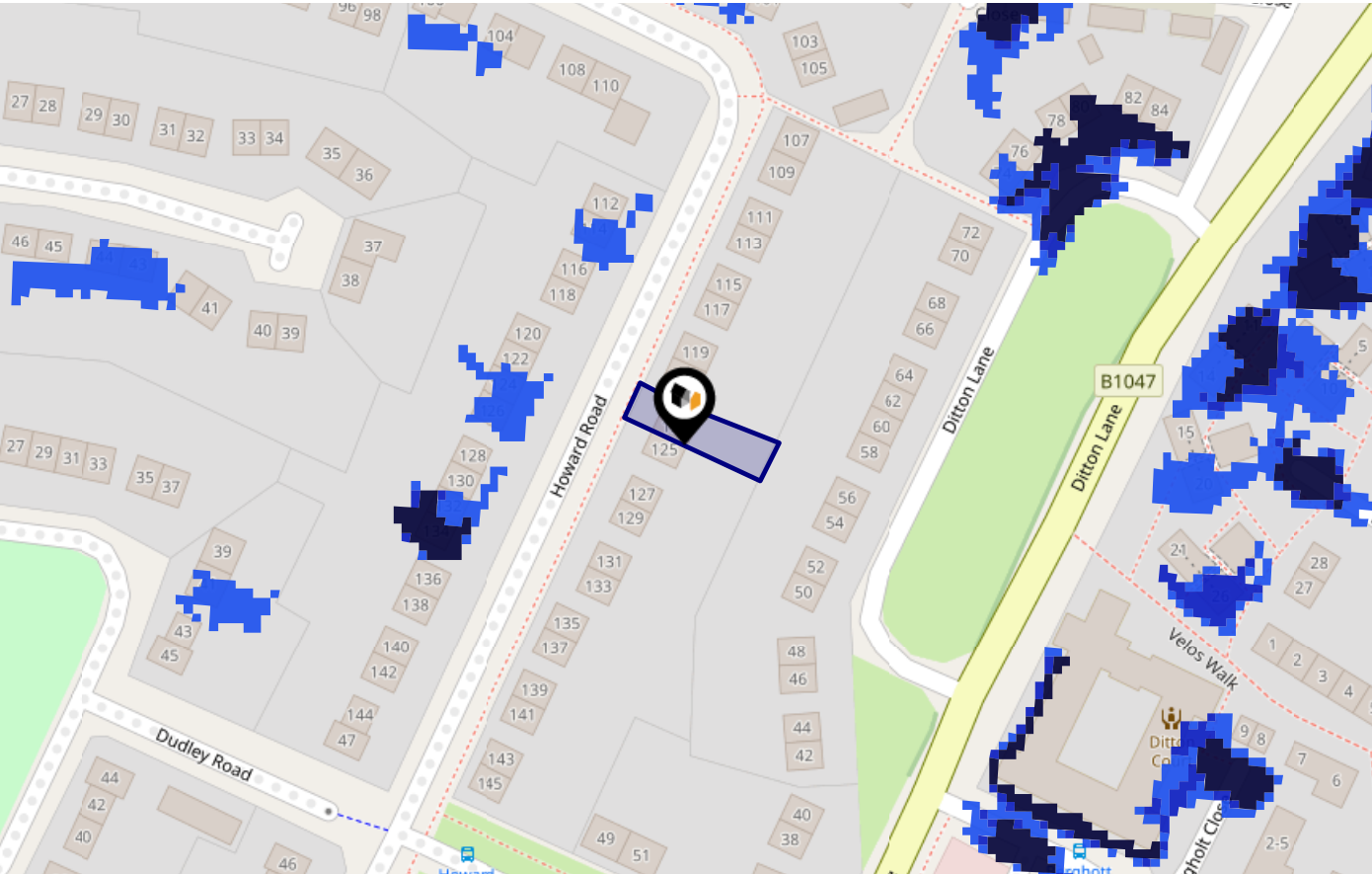


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

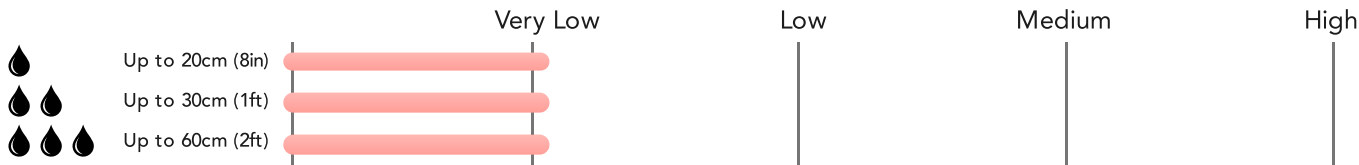


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

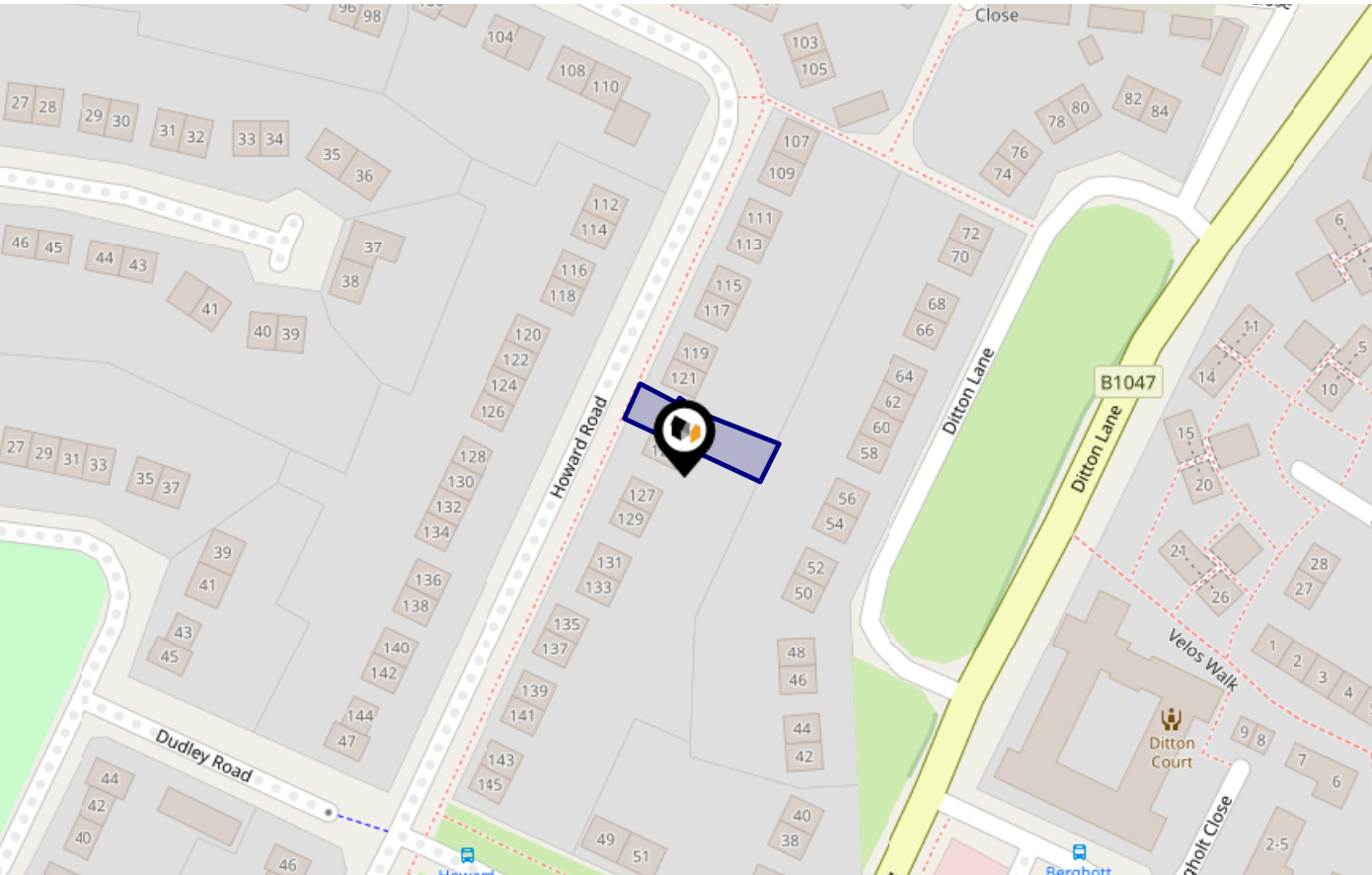


Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

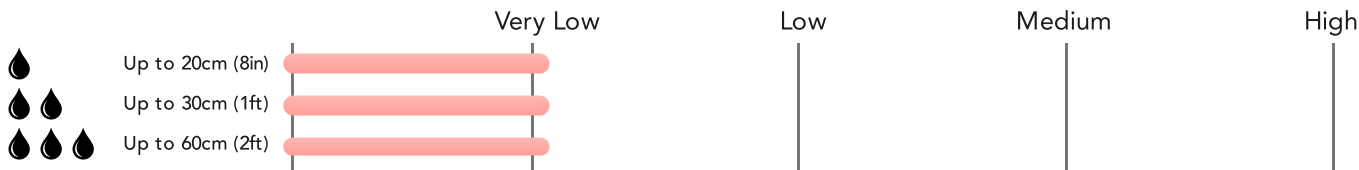


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

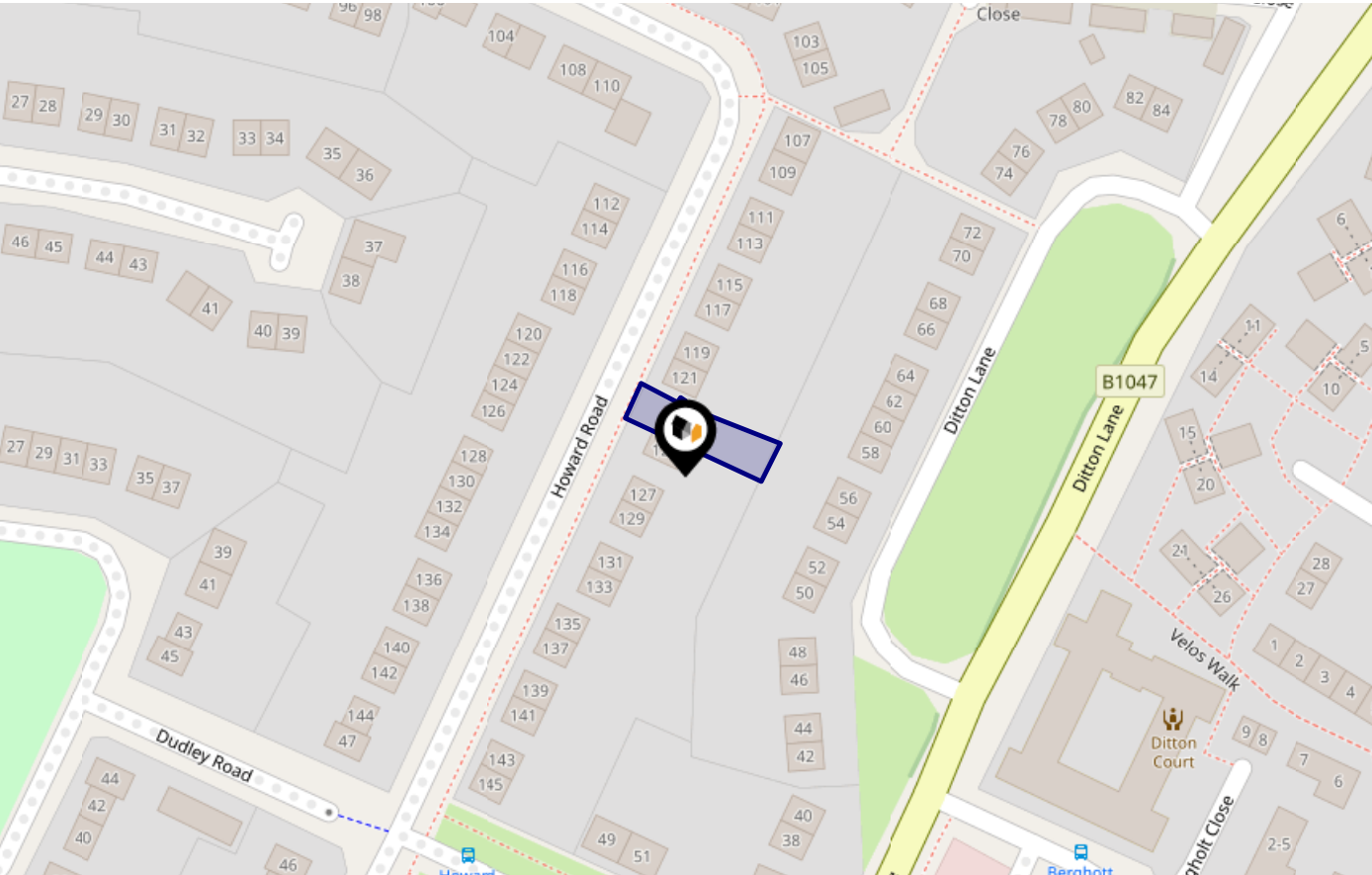


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

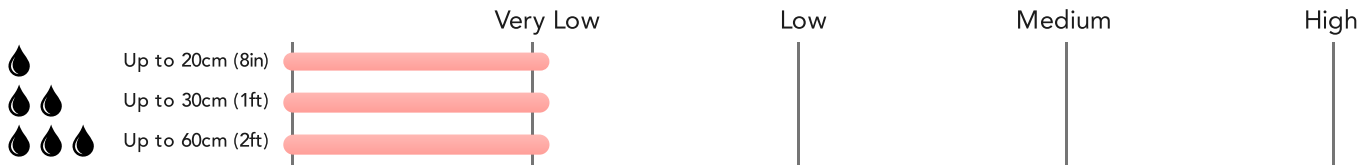


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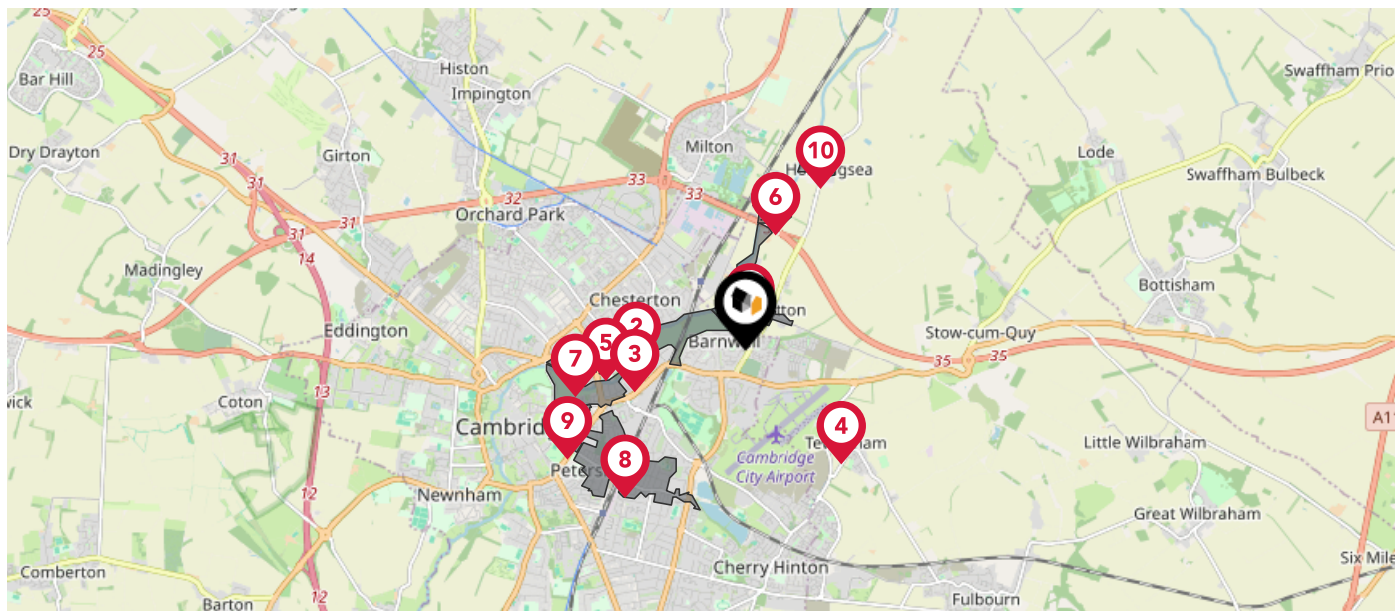


Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



Fen Ditton



Ferry Lane



Riverside and Stourbridge Common



Teversham



Chesterton



Baits Bite Lock



De Freville



Mill Road

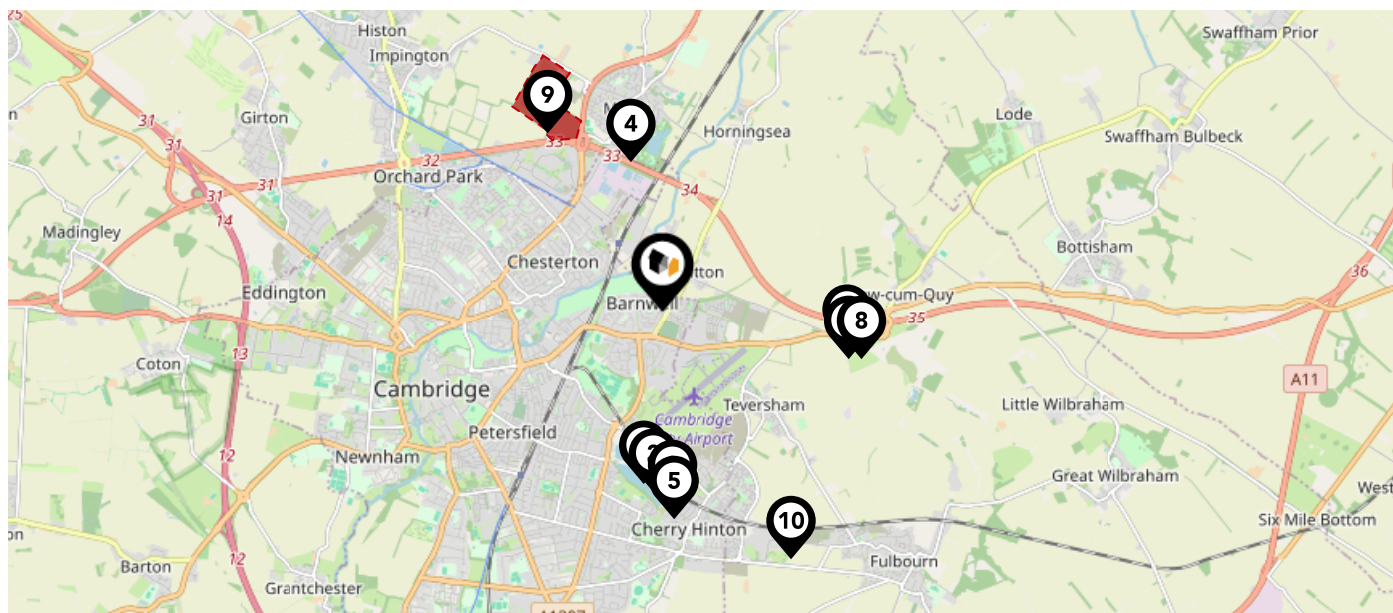


The Kite



Horningsea

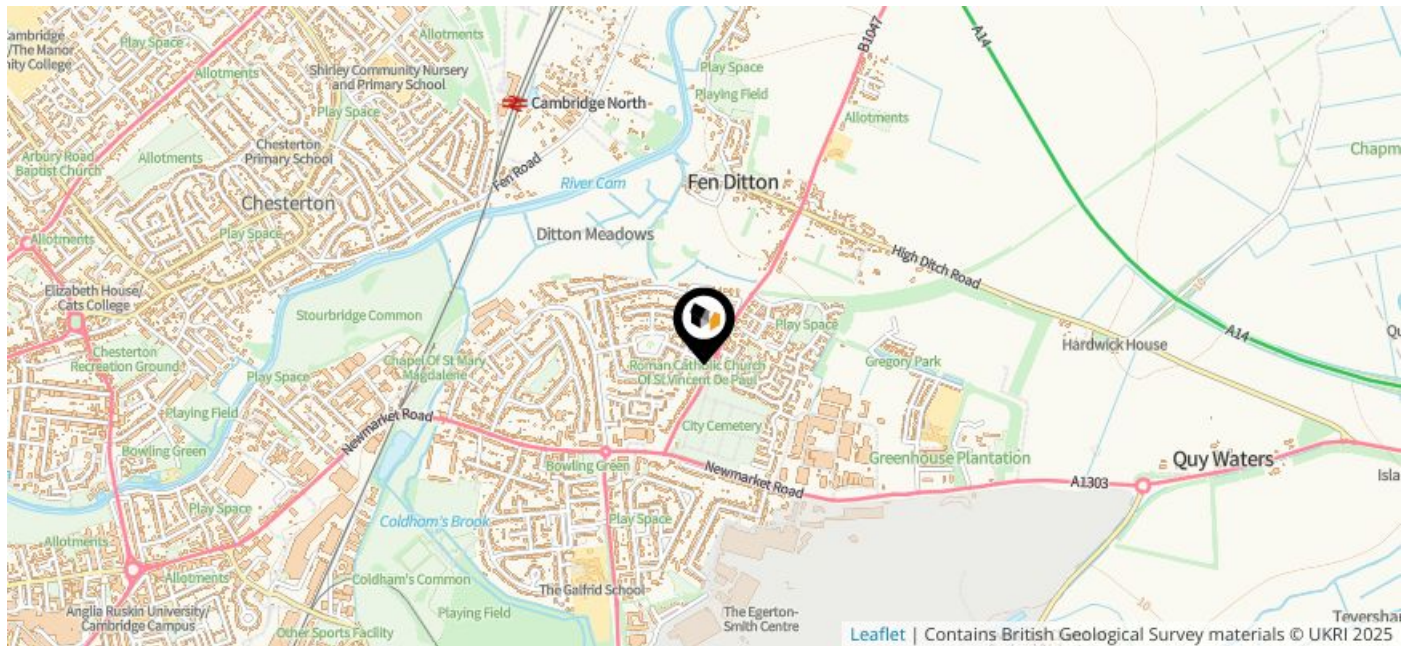
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill 
	Norman Works-Coldhams Lane, Cambridge	Historic Landfill 
	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill 
	Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire	Historic Landfill 
	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill 
	Quy Mill Hotel-Quy	Historic Landfill 
	Quy Bridge-Quy	Historic Landfill 
	EA/EPR/NP3790NX/A001	Active Landfill 
	No name provided by source	Active Landfill 
	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



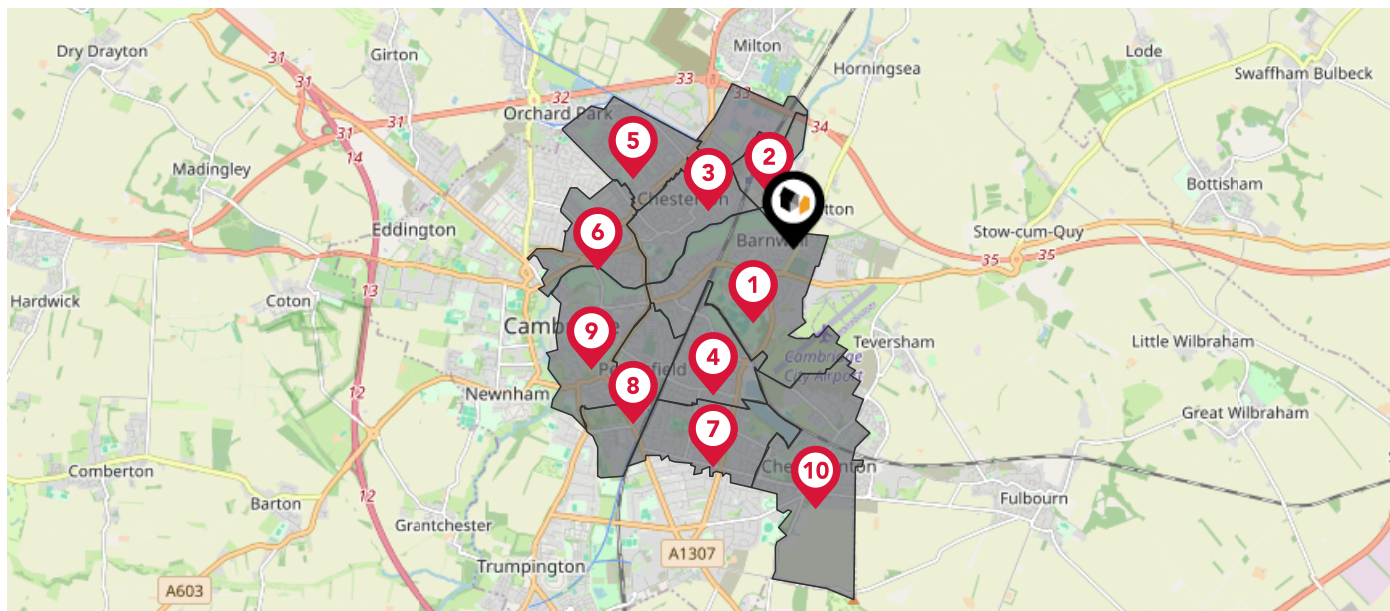
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1

Abbey Ward

2

Milton & Waterbeach Ward

3

East Chesterton Ward

4

Romsey Ward

5

King's Hedges Ward

6

West Chesterton Ward

7

Coleridge Ward

8

Petersfield Ward

9

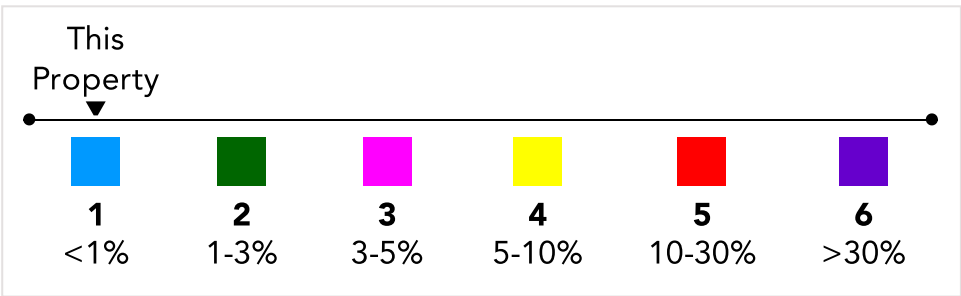
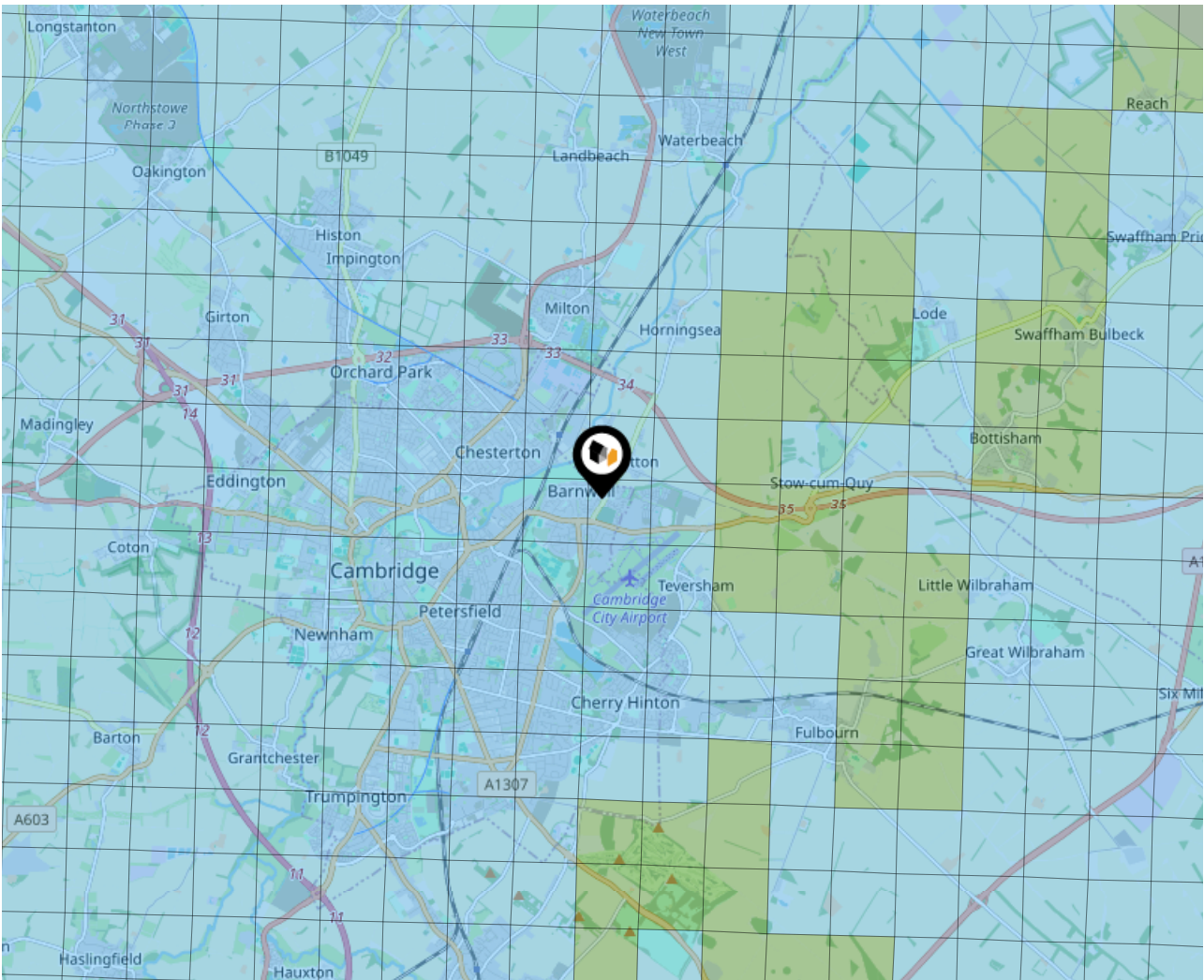
Market Ward

10

Cherry Hinton Ward

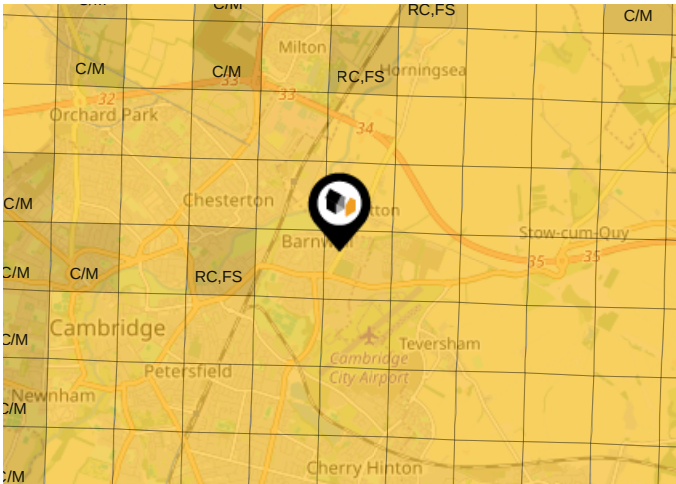
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Local Area Masts & Pylons



Key:

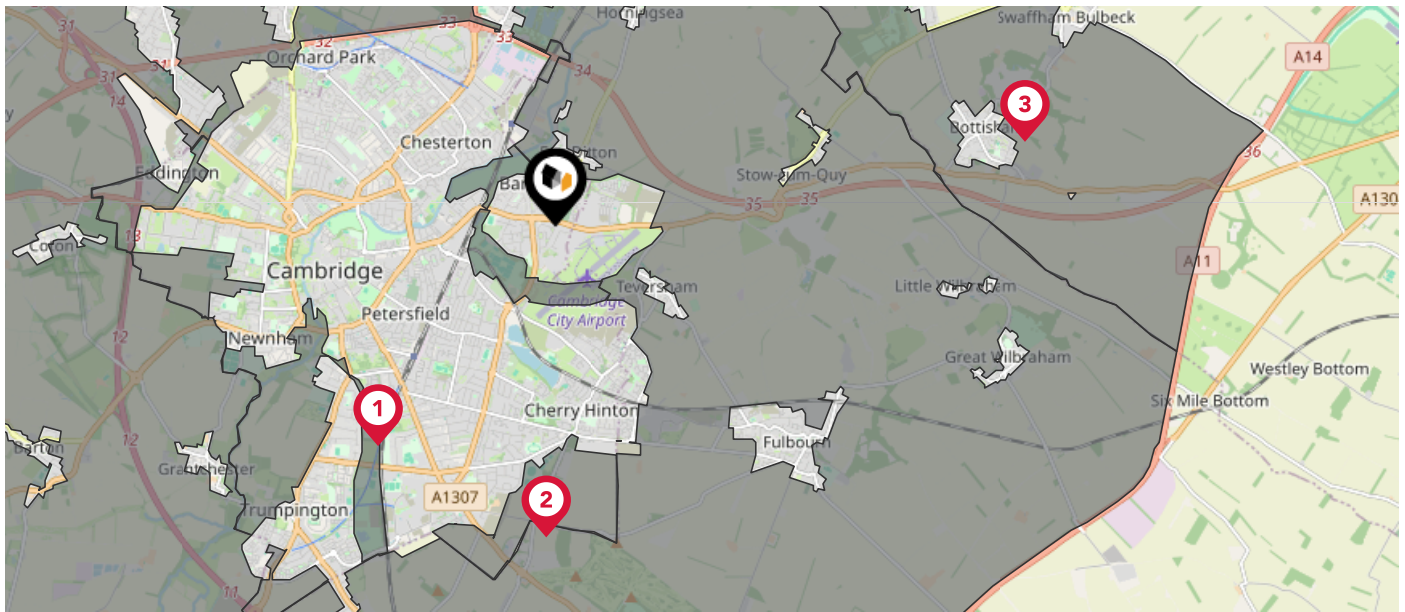
-  Power Pylons
-  Communication Masts

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1157174 - Wall To West Of Numbers 16, 20 And 22	Grade II	0.3 miles
 1331305 - Musgrave Farmhouse	Grade II	0.3 miles
 1157152 - The Ancient Shepherd	Grade II	0.3 miles
 1428633 - Fen Ditton War Memorial	Grade II	0.3 miles
 1223654 - K6 Kiosk	Grade II	0.3 miles
 1127398 - The Rectory	Grade II	0.3 miles
 1127399 - Ditton Hall	Grade II	0.3 miles
 1331306 - Barn To North West Of Ditton Hall	Grade II	0.3 miles
 1157197 - Wall To East Of Number 16 (the Rectory)	Grade II	0.3 miles
 1157255 - Garden And Boundary Wall To Ditton Hall	Grade II	0.3 miles

This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land



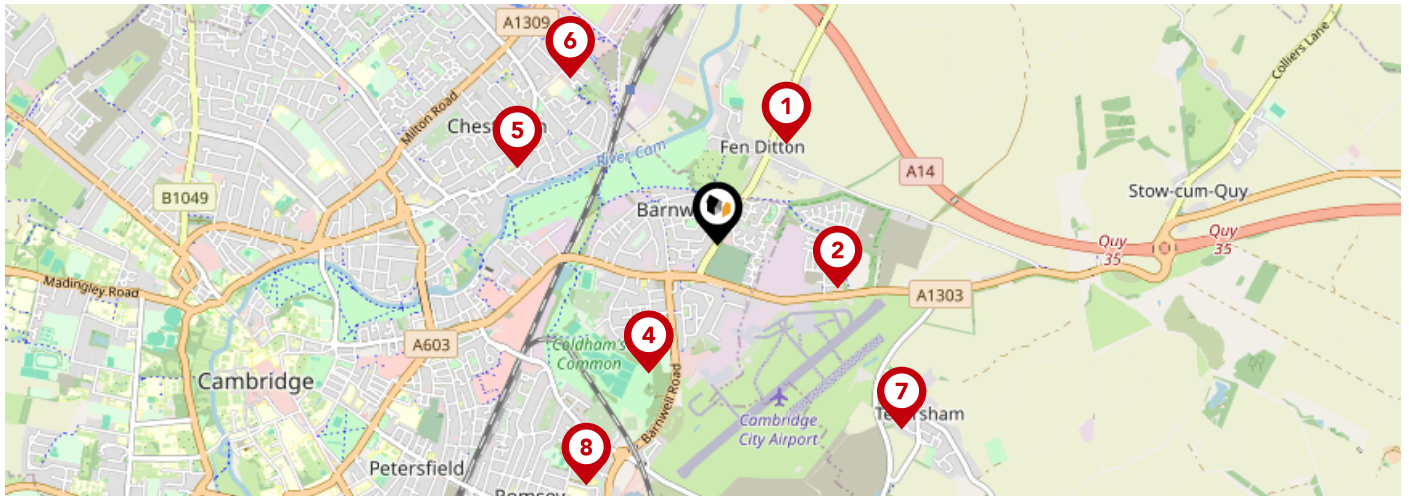
Cambridge Green Belt - South Cambridgeshire



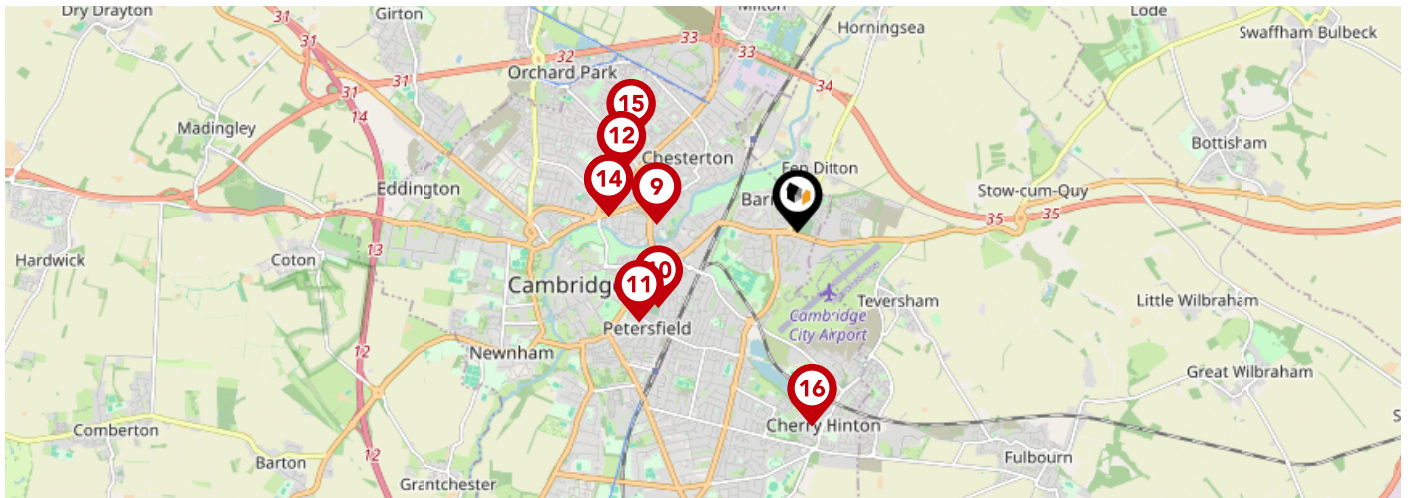
Cambridge Green Belt - Cambridge



Cambridge Green Belt - East Cambridgeshire



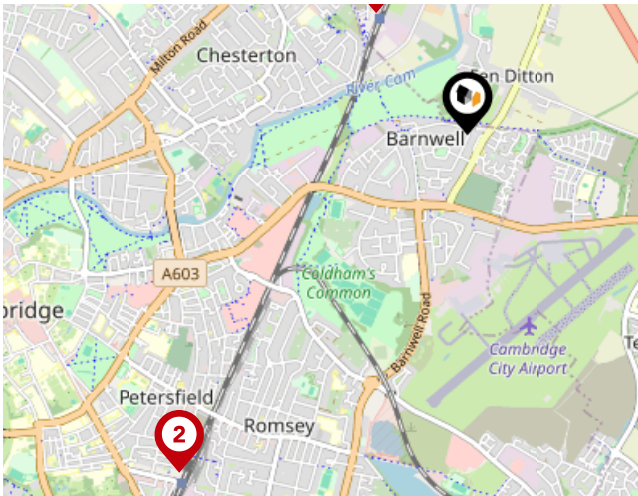
		Nursery	Primary	Secondary	College	Private
1	Fen Ditton Primary School Ofsted Rating: Good Pupils: 146 Distance:0.55	☐	☒	☐	☐	☐
2	Marleigh Primary Academy Ofsted Rating: Not Rated Pupils: 108 Distance:0.58	☐	☒	☐	☐	☐
3	The Fields Nursery School Ofsted Rating: Good Pupils: 57 Distance:0.66	☒	☐	☐	☐	☐
4	The Galfrid School Ofsted Rating: Good Pupils: 267 Distance:0.66	☐	☒	☐	☐	☐
5	Chesterton Primary School Ofsted Rating: Good Pupils: 182 Distance:0.97	☐	☒	☐	☐	☐
6	Shirley Community Primary School Ofsted Rating: Good Pupils: 348 Distance:1.01	☐	☒	☐	☐	☐
7	Teversham CofE VA Primary School Ofsted Rating: Good Pupils: 173 Distance:1.19	☐	☒	☐	☐	☐
8	St Philip's CofE Aided Primary School Ofsted Rating: Good Pupils: 259 Distance:1.25	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Cambridge Arts and Sciences (CATS and CSVPA) Ofsted Rating: Not Rated Pupils: 543 Distance:1.28	☐	☐	☒	☐	☐
	Brunswick Nursery School Ofsted Rating: Outstanding Pupils: 70 Distance:1.44	☒	☐	☐	☐	☐
	St Matthew's Primary School Ofsted Rating: Good Pupils: 664 Distance:1.65	☐	☒	☐	☐	☐
	North Cambridge Academy Ofsted Rating: Good Pupils: 685 Distance:1.69	☐	☐	☒	☐	☐
	Milton Road Primary School Ofsted Rating: Good Pupils: 414 Distance:1.72	☐	☒	☐	☐	☐
	Olive AP Academy - Cambridge Ofsted Rating: Good Pupils: 4 Distance:1.72	☐	☐	☒	☐	☐
	The Grove Primary School Ofsted Rating: Good Pupils: 245 Distance:1.72	☐	☒	☐	☐	☐
	The Spinney Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:1.76	☐	☒	☐	☐	☐

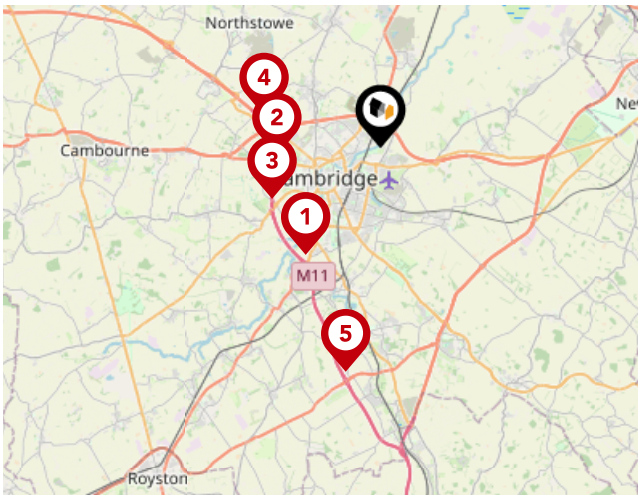
Area

Transport (National)



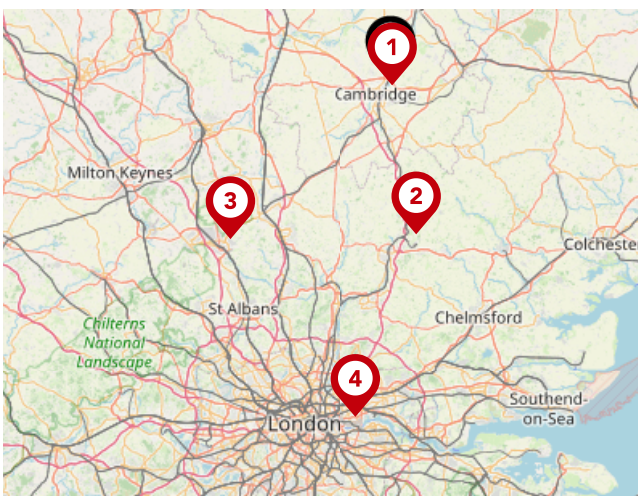
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	0.69 miles
2	Cambridge Rail Station	2.02 miles
3	Waterbeach Rail Station	3.4 miles



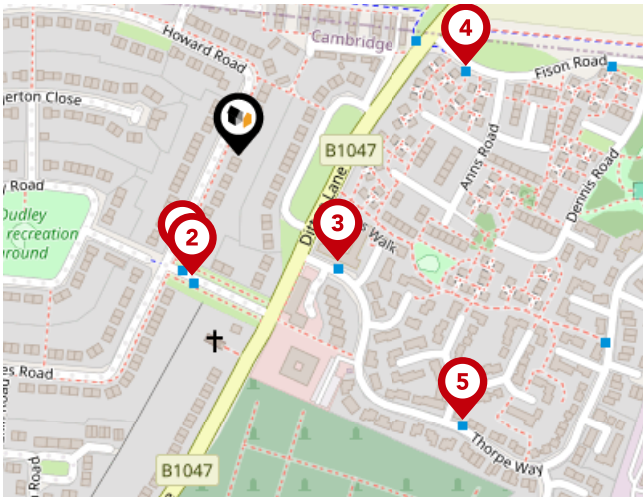
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	4.76 miles
2	M11 J13	3.84 miles
3	M11 J12	4.38 miles
4	M11 J14	4.42 miles
5	M11 J10	8.25 miles



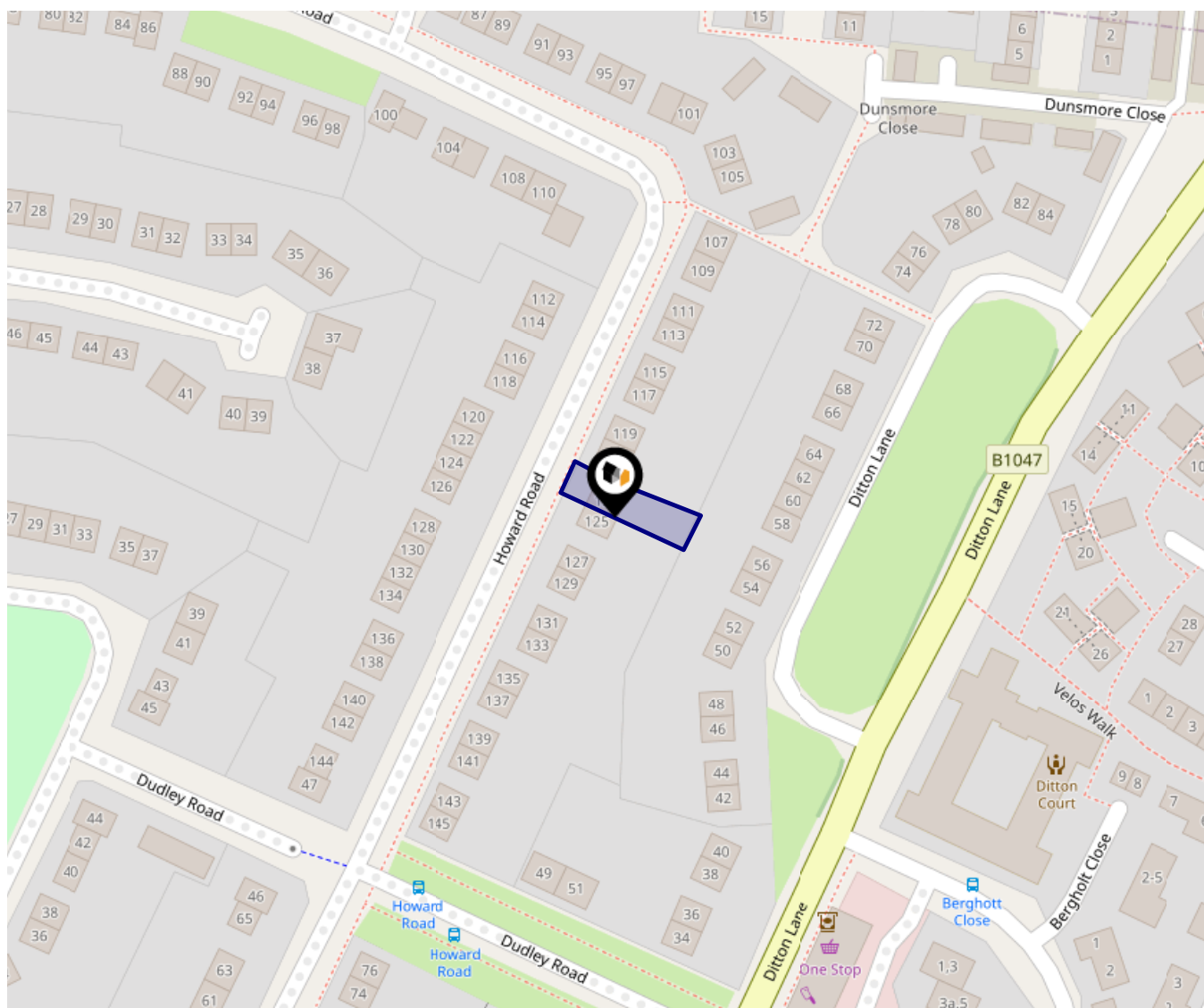
Airports/Helipads

Pin	Name	Distance
1	Cambridge	0.79 miles
2	Stansted Airport	22.88 miles
3	Luton Airport	32.88 miles
4	Silvertown	49.58 miles



Bus Stops/Stations

Pin	Name	Distance
1	Howard Road	0.07 miles
2	Howard Road	0.07 miles
3	Berghott Close	0.08 miles
4	Fison Road	0.14 miles
5	The Rodings	0.2 miles



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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